1. **Call to Order, Pledge of Allegiance, Moment of Silence and Roll Call**

President Knutson called the meeting to order at approximately 7:00 p.m. The Pledge of Allegiance was recited and a moment of silence followed.

Roll Call was taken with the following Plan Commission members present: Comm. Todd Greenwald, Comm. Cheryl Mantz, Comm. Craig Roberts, Comm. Jim Grabowski, Trustee Joe Zompa and President Jeff Knutson. Comm. Eric Rogers was excused.

Also Present: Mary Censky, Village Planner; Pat Hawley, Village Engineer; Mark Blum, Village Attorney; Scott Gosse, Village Administrator; Ed Hill, Village Trustee; and Cassie Smith, Deputy Clerk/Treasurer.

2. **PUBLIC HEARING**

   a. **On a Conditional Use Grant Application to open/operate a Domino’s franchise restaurant offering take-out, delivery and a small dine-in seating area (i.e. approximately 20 or fewer seats) at 1256 W Capitol Drive in Suite 200. Property is zoned B-1 Community Business. Applicant is Brew City Pizza, Inc. d/b/a Domino’s in c/o Doug Baretz. Property owner is MLG/PF Pewaukee Plaza LLC.**

   Colleen Clancy @ 1014 Lilac Lane – Ms. Clancy stated to bring in businesses where there are existing businesses.

   Paul Evert @ 327 Lookout Drive – Mr. Evert stated he is happy to see at least one business and would like to see more.

3. **Citizen Comments**

President Knutson stated that the Plan Commission has read submitted documents and listened to past concerns regarding 321 Riverside Dr.

Colleen Clancy @ 1014 Lilac Lane – Ms. Clancy stated the documentation she put together was handed out with the Plan Commission packet about the 120 bed in-patient center. She read off some statistics and stated the nursing home compared to the treatment center was not apples to apples. Ms. Clancy stated that the traffic study doesn’t point out the additional traffic due to additional employees, maintenance vehicles, intermittent trips or resident trips, etc. In the raSmith documents it doesn’t take into consideration that every 28 days, for all 120 beds, there will be a new resident coming and one leaving which counts for about 2800 more trips that would increase traffic. There are too many facts left unknown and this is too much traffic. There is only one way out and one way in to this facility and it is through their neighborhood.

Paul Evert @ 327 Lookout Drive – Mr. Evert stated that item 5C; in regards to the roads dedication should not be approved, his estimate is that those roads are used as much, probably more, by city residents to get to the school and the school should keep that in their taxes.

Dolores Guckenberger @ 1035 Ridgeway – Ms. Guckenberger stated she has lived in her neighborhood for 25 years and her concern is the safety due to the increase of traffic and drugs. The nursing home was different, those residents were their friends. The nursing home had alarms and residents still snuck out the doors. There is no way the staff could observe all 14 doors, what would the protocol be for those situations. This has been a safe area, let’s keep it that way.

Ed Hill @ 303 Sunset Drive – Mr. Hill stated that the code for a CUG states it has to be harmonious, he then asked in what ways is this harmonious. This is not the same as the nursing home. Mr. Hill stated not to approve Pirate Pass because the DPW can’t keep up with their workload now, let it be on the tax roll with the school and let them maintain it.
Mark Toby @ 407 Sunset Drive – Mr. Toby stated that when the nursing home was running the noise was loud in the summer especially when the employees took out the trash. He asked if something could be written so that they can’t make noise after a certain time.

Colleen Clancy @ 1014 Lilac Lane – Ms. Clancy asked how the in-patient facility is harmonious and asked the Plan Commission to look at the 2nd page of the packet she submitted; the applicant’s current biggest facility is not as big as this one.

Lisa Boersma @ 1053 Ridgeway Dr. – Ms. Boersma stated that she would like to echo the other comments in regards to safety, size, traffic, and asked if this was harmonious.

Dr. Sulla - Mr. Sulla stated he is an Assistant Professor at a College and he supports Meridian. He stated his specialty is to work with Mothers who are addicts. There has been a 109% increase of overdoses. He has a lot of patients addicted to heroin from 12 years old to 80 years old. These people are from many walks of life and they need access to better treatment.

4. Approval of Minutes
   a. February 8th, 2018 Minutes
   Comm. Grabowski moved, seconded by Comm. Roberts to approve the February 8, 2018 minutes with the following changes; on page 1, the people present should read as follows:
   “Also Present: Mary Censky, Village Planner; Pat Hawley, Village Engineer; Mark Blum, Village Attorney; Ed Hill, Village Trustee; and Cassie Smith, Deputy Clerk/Treasurer.”
   Motion carried 4-0-2 with Trustee Zompa and Comm. Mantz abstaining.

5. OLD BUSINESS

   Planner Censky stated that there were carry-over concerns relating to the traffic issues last month regarding this item. So the item was deferred and brought back this month to gather additional traffic information. The Village’s consulting traffic engineer, Pat Hawley is here to present assessment of the findings. The staff has received ongoing inquiries and questions about the proposed use on other fronts as well and has modified some of their conditions but at some points, the applicant and staff had to agree to disagree on some of the listed conditions. Planner Censky read the conditions and went through the added/modified conditions (3,5,6,7,and 16) specifically. Comm. Mantz that she feels this is not harmonious with the surrounding area. Attorney Blum responded to Comm. Greenwald stating Condition #13 is legal, adverse impacts can be brought back to the Commission and the action can be reversed but all CUG’s must meet Act 67; the evidence still needs to there, it can’t be speculation. Attorney Blum responded to President Knutson stating that there has to be substantial evidence of being inharmonious. Comm. Mantz stated she would like Condition #7 to read 8:00 a.m. through 6:00 p.m. and that she strongly agrees that smoking in designated areas should be included as a condition. Attorney Blum stated that the law states we cannot require that condition due to the property being private.

   Mr. Higgins, the Applicants Traffic Engineer went through his report and described what he used to gather his study. During his study he stated the intersections all operated at an A or B grade level and with the new additional traffic the A/B level would not change. Mr. Higgins went through the accident history in the neighborhood and stated there were some accidents due to deer and weather but not due to a traffic problem. There is no data as far as traffic from when the nursing home was operating but this facility will have less traffic so he doesn’t see it will be a problem. Comm. Mantz asked about employee lunches, was this included in the traffic study. The applicant responded and stated they provide a meal for employees so they should not have to leave. Mr. Higgins responded to Comm. Grabowski stating there was not an issue on Morris Street and the uncontrolled street from Ridgeway. Mr. Higgins responded to Comm. Mantz stating the traffic study was done
in the morning and the afternoon during the peak hours, not at night. Mr. Higgins responded to Comm. Roberts stating that the level of service shows the amount of traffic is fine without sidewalks. Mr. Higgins responded to Comm. Mantz stating that all patients would be transported by vehicles and no sidewalk traffic would be generated. Mr. Higgins responded to Comm. Roberts stating that the increase of traffic from 3 cars to 27 cars on Sunset is acceptable. Mr. Hawley at raSmith stated that Mr. Higgins gave an overview last month, and then a more detailed study was done for this month including traffic counts during peak hours and with worst case scenarios. The results showed that all the intersections operated at an acceptable level. The development of new traffic was relatively low based on the increase of volume. Mr. Hawley stated he concurs with Mr. Higgins traffic study and stated there would be less traffic generated during the morning and evening peak times and that the traffic will be at an acceptable level. The traffic study looked at the capacity of the roads and the number of lanes and the width of the roads and stated that two lane roads can handle a good amount of traffic. Mr. Hawley responded to Comm. Grabowski that volumes are still pretty low even during shift change and adding traffic will not degrade it enormously; it may be noticed but shouldn’t be backed up. Mr. Hawley responded to Comm. Mantz that the counts are an estimated value based on the number of employees and the number of trips generated; even if the trips were doubled the amount would still be acceptable per the DOT. Hawley responded to Mantz stating that they did not get data at night; crashes don’t seem to be an existing problem. Planner Censky stated she has observed the site at night but only to look at the lighting functions. Hawley responded to President Knutson stating even with the number of people coming and going every 28 days the volume would still be low; he looked at the numbers and if they increased the traffic by 50% or 100% the intersections were still at an acceptable level. The applicant responded to Comm. Greenwald stating that the turnaround of patients is not all at once every 28 days; usually there is one trip in and one trip out and the length of patients stay is about 20-30 days. The applicant responded to Comm. Grabowski that their largest existing facility is 98 beds and that the facility will not be filled to the maximum when they first open; it took two years to get their 61 bed facility filled to capacity. The applicant stated they are hoping to be at 85% capacity by the end of the year two.

Trustee Zompa moved, seconded by Comm. Greenwald to approve the 120-bed in-patient chemical dependency treatment center at 321 Riverside Drive but removing condition #6, adding that back-up signs be required, and change the hours of trash pick up to 8:00 am through 6:00 pm. Comm. Greenwald stated that he is wondering how condition #3 (State approval/issuance of the applicants CBRF licensure by the State of Wisconsin...) would work. Planner Censky stated that if the state had modifications for the applicant they would have to come get those approved. Censky stated that under #16 (No other uses than those shown or described herein are permitted at this location including for instance...) the Plan Commission could add saying unless it is permitted by code or approved by the board in regards to special events. Trustee Zompa and Comm. Greenwald agree to those specific adjustments to the motion so motion is to approve with the following conditions:

1) Approval of this Conditional Use Grant will immediately void any previously permitted or approved uses of the property, whether these previous uses may have been implemented on/at the site or not, it being understood that there is presently no approved/permitted use in operation on/at this site;

2) All existing unenclosed storage of any materials, equipment or supplies shall be immediately removed from the property or placed inside of approved buildings or screening devices and none shall be permitted thereafter and for the duration of this use;

3) Applicant shall secure CBRF licensure from the State of Wisconsin prior to the start of occupancy for the use as approved by the Planning Commission, and the terms of the CBRF licensure shall be incorporated into and made a part of the Conditional Use Permit terms as well. To the extent that the State’s CBRF licensure in any way modifies the approved limits of use, the site plan and/or exterior architectural details as set forth by the Planning Commission, the applicant shall present this information to Village Staff for review, consideration and determination whether the extent of modification is substantial enough to warrant review and consideration by the Planning Commission prior to issuance of the
occupancy permit;

4) All existing and any new HVAC and/or utility equipment (rooftop, wall mounted and or on-grade) at this site shall be painted or screened as to blend in with, or to screen it from, the surrounding view, the plans for such to be reviewed and approved by Staff prior to issuance of permits for any remodeling or site work to begin at this site;

5) The applicant agrees that outdoor use of the site/grounds, other than the one volleyball court as depicted on the plan, shall be strictly passive in nature, shall relate exclusively to care/treatment of the inpatients residing at the premises and shall not include the placement of any temporary or permanent structures at the site. To this end, all existing outdoor weatherproof canopies, except the one at the main entrance, shall be removed from the site prior to occupancy under the new use;

6) Smoking outdoors at this property shall be limited to the area identified on the attached Waukesha County GIS Aerial Photo base map;

7) Trash collection and all business-to-business type product or service deliveries or pick-ups, shall be limited to the hours 8 a.m. – 6 p.m. Monday through Friday only. The applicant is required to place “NO BACKING” signs (and enforce same) at locations upon their property as necessary to prevent trucks/vehicles from backing in on the service drive located along the west side of the property;

8) All exterior finishes upon all of the buildings shall be repaired and repainted to the extent necessary as will ensure that there is no missing or peeling paint, leaking in the buildings, exterior mortar breakdown,... The existing fencing on the site which may remain, and including the existing dumpster enclosure, shall be restored to good and rust free condition;

9) All trash containers, food waste, ... shall at all times be stored within the fully enclosed dumpster enclosure on the site;

10) The landscape planting/screening plan shall be fully installed in a workmanlike manner not later than 3 months following the start of building occupancy at this site;

11) Signage shall remain as is and no others unless permits are first issued for any new signage;

12) Provision in the Conditional Use Grant document that any substantiated adverse impacts upon the surrounding neighbors or the Village as a whole which arise as a result of this use shall be the responsibility of the owner to correct timely upon notice from the Village and the owner acknowledges that failure to do so may result in action toward modification and/or termination of the Conditional Use approval;

13) No outdoor music, radio or P.A. system is proposed or approved as a part of this Conditional Use;

14) Exterior lighting of the site shall be revised and brought into full compliance with the current regulations as setforth in Section 40.448 of the Village Code. The applicant shall prepare and submit such a lighting plan to Village Staff for review and approval prior to issuance of the Conditional Use Grant and such approved plan shall be incorporated into the CUG as an Exhibit. Construction of the approved lighting plan shall be completed prior to the issuance of use occupancy permit at this site.

15) Exterior landscaping of the site shall be “per existing conditions” except to the extent it is modified by the applicants submittal details;

16) No other uses than those shown or described herein are permitted at this location including for instance, but not necessarily limited to, outdoor special or temporary events of any sort (except events as may be specifically permitted under the Village Code or with prior approval from the Village Planning Commission), kitchen overuse such as for catering or delivery to offsite locations for consumption, no leasable office or work/gathering space for uses/users unrelated to this permitted principal occupant in pursuit of providing care to inpatients;

17) The maximum number of inpatient vehicles that may be parked onsite (and only during the period of time that the vehicles owner is in residence as an inpatient at this facility) shall not exceed 5 vehicles;

18) Resolution satisfactory to the Village Planning Commission, Village Board and Village Attorney of any issues regarding an underlying road right of way on this property associated with a plat recorded back in
1960 (i.e. the River Hills Park subdivision plat);
19) Village Engineer review and approval of any applicable physical site development, utility, grading, drainage, stormwater management, erosion control and construction details prior to site disturbance;
20) Recording of the conditional use permit prior to start of any construction/remodeling as may be permitted thereunder.

Motion failed on a roll call vote:

Trustee Zompa - Aye  Comm. Grabowski – Nay
Comm. Roberts - Nay  President Knutson – Aye

6. NEW BUSINESS –

a. Review and possible action on a Conditional Use Grant Application to open/operate a Domino’s franchise restaurant offering take-out, delivery and a small dine-in seating area (i.e. approximately 20 or fewer seats) at 1256 W Capitol Drive in Suite 200. Property is zoned B-1 Community Business. Applicant is Brew City Pizza, Inc. d/b/a Domino’s in c/o Doug Baretz. Property owner is MLG/PF Pewaukee Plaza LLC.

Planner Censky stated this use is permitted by Conditional Use Grant in the Village. This is a small operation that will consist of some dine in, some carry out, and deliveries. The parking is shared with the surrounding center comprehensively. Censky stated she has no objections and then read through the conditions she recommends. Comm. Greenwald stated he thinks this is a great idea and Comm. Greenwald stated that the other tenants will probably like this new facility.

Comm. Roberts moved, seconded by Trustee Zompa to approve Domino’s franchise restaurant offering take-out, delivery and a small dine-in seating area at 1256 W Capitol Drive with the following conditions:

1) Recording of the Conditional Use Grant prior to the start of any remodeling or construction activity attendant to this project;
2) Applicant to secure all necessary building permits prior to the start of any construction or remodeling activity attendant to this project;
3) Any substantiated adverse material impacts upon the surrounding area or the community as a whole arising out of the conduct of this use (including for instance but not necessarily limited to noise, traffic, litter, loitering, obstructing the public way, ...) shall be the responsibility of the applicant to correct timely upon notice from the Village or the terms of this use approval may be subject to modification and/or termination at the Village’s discretion in accordance with Section 40.154(e) of the Land Development Code;
4) Any proposed signage attendant to this use shall first be reviewed/approved by Village staff and/or Planning Commission if/as necessary, and related permit(s) issued, prior to the installation thereof.

Motion carried 6-0.

b. Review and possible action on Sign Code waiver request to install a 51 square foot wall sign in support of their proposed Domino’s restaurant use where the Code permits up to 30 square feet of wall signage per tenant. Property is zoned B-1 Community Business. Applicant is Brew City Pizza, Inc. d/b/a Domino’s in c/o Doug Baretz. Property owner is MLG/PF Pewaukee Plaza LLC.

Planner Censky stated that the sign code permits 30 sq. ft. and the applicant is asking for 50.7 sq. ft. The square footage includes the logo and white space of the sign. The building setback is 350 feet from the south shoulder of Capitol Drive and that is the reason they want this larger sign.

Trustee Zompa moved, seconded by Comm. Mantz to approve Domino’s sign code waiver to install a 51 square foot wall sign at 1256 W Capitol Drive with the following conditions:

1) Applicant to secure all necessary sign, building and/or electrical permits prior to the start of construction/installation activity attendant to this sign.
Motion Carried 6-0.

5c. Review, discussion, update and possible recommendation/reaffirmation for approval of a Certified Survey Map serving to dedicate Pirate Pass and the southern tails of School and Lake Streets on the Pewaukee School District Campus from private road status to public road, and to consolidate the balance of the campus onto just two lots. Property is Zoned IPS (Institutional and Public Service District). Applicant is Pewaukee School District in c/o John Gahan, Assistant Superintendent/CFO.

Planner Censky stated the certified survey map consolidates all various lots into two lots while dedicating Pirate Pass and School Street where Lake Street and School Street meet to the Village. Questions that came up last month were, the fiscal impact and wanting more information from the Director of Public Works. Planner Censky responded to Comm. Grabowski that this cannot be split into two parts because without dedicating the streets, the Right of Ways wouldn’t meet the standards. Comm. Grabowski stated no way should this be put on the Village tax payers; it needs to be repaved soon. Trustee Zompa stated that in the past municipalities would accept roads if they were brought up to a certain condition of repair; DPW could create specifications on what would be needed. Zompa stated that the Director of Public Works memo shows more than the surface, such as the sewer and man holes and he is not comfortable with this. Administrator Gosse stated the CSM process was started in 2008-2009 and they have been slow to get to this point. The Village DPW has been doing the basic maintenance of the road. President Knutson stated the road is 10 years old and in bad condition. Comm. Grabowski stated that there are settling issues on the roads as well. President Knutson stated that he would like the CSM map taken care of, the roads are used by both the City and the Village and he is not comfortable passing this.

Comm. Grabowski moved, seconded by Comm. Greenwald to deny the Certified Survey Map request to combine the two existing parcels, one located at 230 First Street and the other located immediately adjacent and north thereof, into a single larger lot.

Motion Carried 6-0.

c. Review and possible recommendation to the Village Board on a Certified Survey Map request to combine the two existing parcels, one located at 230 First Street and the other located immediately adjacent and north thereof, into a single larger lot. The property is zoned R-5 Single-Family Residential. Applicant is property owner Brent Morrison.

Planner Censky stated this applicant would like to take his two existing parcels and change them to one existing lot; this meets the requirements and would eliminate a non-conforming lot.

Trustee Zompa moved, seconded by Comm. Greenwald to approve the Certified Survey Map request to combine the two existing parcels, one located at 230 First Street and the other located immediately adjacent and north thereof, into a single larger lot with the following conditions:

1) Village Engineer review and approval of the CSM as to technical accuracy, adequacy and closure in the legal description(s) prior to signatures and document recording;

Motion Carried 6-0.

d. Review and possible action on a Sign Code waiver request to replace the existing freestanding sign with a substantially smaller (i.e. in overall height and area), albeit still noncompliant, freestanding sign in the same location. Property is zoned B-1 Community Business. Applicant is Covenant Healthcare System in c/o Nicole Simmerman of Innovative Signs. Property is located at 1292 Capitol Drive.

Planner Censky stated Covenant Health would like have a sign smaller than the sign on the property now. The applicant is looking to replace the 101 sq. ft. sign with a 10’ 1’ tall sign. This is not in compliance with the height or sq. footage requirements. The sign setback is 60 feet and she has no objections. Censky read the conditions.
Trustee Zompa moved, seconded by Comm. Mantz to approve Sign Code waiver request to replace the existing freestanding sign with a substantially smaller sign in addition to the building sign as presented at 1292 Capitol Drive with the following conditions:

1) Applicant to submit a Code compliant (i.e. Section 70.113 of the Sign Code) landscaping plan to surround the base of this sign for Village staff review and approval prior to issuance of a sign permit;
2) Applicant to remove the existing ground mounted sign floodlighting fixtures from the property within 30 days of completion of a new/replacement sign;
3) Applicant to secure all required sign, building and/or electrical permits as may be required by Code prior to installation of the sign.

Motion Carried 6-0.

e. Review, discussion and possible recommendation to Village Board regarding proposed/draft changes to the Swimming Pool regulations contained in Section 40.422(e) of the Zoning Code.

Planner Censky stated she has received complaints from time to time about pools. Pools currently are permitted by the Village Code within 10’ of the side yard lot line so, in some cases depending on how homes are situated on the lots; if a neighbor looks out their window they have to look right at the pool. The other issues faced under the current Code are what constitutes a permanent pool or a temporary pool; what needs a fence... The existing code is outlined in the packet and the proposed changes are a dove tail of what the City uses (since pools are principally a building inspections matter and the Village contracts with the City for Inspections services). Planner Censky responded to Trustee Zompa stating that existing permanent pools would not have to follow this new code immediately, rather they would be legal non-conforming but temporary pools would have to follow the new code right away. Planner Censky responded to Comm. Roberts stating that there is still a permit process and the permits go through building inspection. Trustee Zompa asked if the complaints came from temporary pools and Censky responded, yes. Censky stated yes to Roberts question if spas and hot tubs are included. Comm. Mantz stated she thinks gates should have to be securely closed and locked not just have a latch because someone could open the gate.

Comm. Greenwald moved, seconded by Comm. Grabowski to approve the recommendation to Village Board regarding proposed/draft changes to the Swimming Pool regulations contained in Section 40.422(e) of the Zoning Code.

Motion Carried 6-0.

5b. Review, discussion and possible recommendation to Village Board regarding possible changes to the parking standards applicable to the B-2 Downtown Business District.

Planner Censky stated the revised parking standards ordinance draft, based on the Planning Commission previous discussions and direction to Staff, was in the packet. She noted the only changes were on page #3 paragraph 7, page #4 paragraph 8, and page #5. She read the proposed changes out loud. Comm. Roberts stated he urges the Commission to change the parking from one stall per 500 sq. ft. to one stall per 300 sq. ft. Wauwatosa had unintended consequences when they changed their code which made residents unhappy. There was a past business brought to the board but denied due to parking and changing the code to one stall per 300 sq. ft. it would have taken the requirement of 27 parking stalls down to 9. He suggests that the Commission change the parking downtown. Roberts stated that the 300 would not inhibit businesses but 500 may get intended consequences. President Knutson stated there should be consideration about requiring parking for outdoor seating. Comm. Grabowski stated the outdoor seating was not part of Seester’s or Artisian’s parking standards. Trustee Zompa stated business owners are supportive of opening the parking standards up. President Knutson stated that the Plan Commission already has the ability to waive the parking regulations; he is concerned about people coming in and wanting very large outdoor seating with no parking requirement. Trustee Zompa stated the standard now doesn’t open the doors for new businesses to come into the downtown. Comm. Mantz stated that one parking space per 300 sq. ft. is reasonable.
Trustee Zompa moved, seconded by Comm. Mantz to recommend the draft changes to Downtown parking requirements at a rate of 1 stall/300 sq. feet to Village Board regarding the B-2 Downtown Business District. Motion Carried 5-1 with President Knutson voting nay.

7. **Citizen Comments**

   **Ed Hill @ 303 Sunset Drive** – Mr. Hill stated that he is speaking also for his neighbors that they do not want sidewalks in their neighborhood.

   **Janet Abts @ 901 Ridgeway Drive** – Ms. Abts stated she would love not to have a sidewalk to maintain.

   **Michelle Schulz- 202 Riverside Drive** – Ms. Schulz stated she would like a definition of a passive level of usage for the outside space at 321 Riverside Dr. She would like the specifics on what is allowed, she knows the traffic study is done but it is winter and she wonders if they took that into consideration. The traffic based on the size of the event should also be taken into consideration also.

   **Dolores Guckenberger @ 1035 Ridgeway Drive** – Ms. Guckenberger stated she wants answers on how secure the building is and about locking the doors.

   **Colleen Clancy @ 1014 Lilac Lane** – Ms. Clancy thanked Comm. Mantz for addressing the residents’ concerns about people and children. Ms. Clancy stated the residents are living there 24/7 not just the morning and afternoon; the roads may be able to handle the traffic but the residents can’t. She stated she doesn’t get a good feeling from the applicant about being a friendly neighbor.

   **Jeff Boersma @ 1053 Ridgeway Drive** – Mr. Boersma stated this study was not apples to apples, this is a unique location. There is no facility like this one to compare to.

   **Paul Evert @ 327 Lookout Drive** – Mr. Evert asked where they will be taking patients when they leave with 2-4 patients at a time.

   **John Weier @ 1021 Ridgeway Drive** – Mr. Weir stated that his background was as an employee in security. The applicant doesn’t have any plans for security or monitors.

   **Earl Fulcer @ 106 Sunset Drive** – Mr. Fulcer stated that Act 67 requires factual information only in making the decision to approve or not approve the Meridian CUG. What kind of information will be or will not be acceptable. Mr. Fulcer stated the residents have given plenty of factual information and he gave some of the information verbally that was communicated to the Plan Commission. Mr. Fulcer asked about the possibility of having an open meeting and asked if the Plan Commission looked at the information that was given to them. Mr. Fulcer stated that a number of streets are used as a shortcut. The resident turnover at Meridian is often and he can’t imagine what this facility would do to their neighborhood or their lifestyles. The residents’ concerns are for the safety of the residents, their children, and the property values. This facility doesn’t belong in their neighborhood and it is concerning that patients can walk out when they want since there is no security on site. Mr. Fulcer stated that the Plan Commission has a huge responsibility to the residents and he asked that there be a no vote tonight or to postpone while the Commission does their due diligence. Mr. Fulcer thanked the Trustees for the 2019 sound system that is going to be in the budget.

8. **Adjournment**

Comm. Mantz moved, seconded by Trustee Zompa to adjourn. Motion carried 6-0.

Meeting adjourned at approximately 9:33 p.m.

Respectfully Submitted,

Cassie Smith
Deputy Clerk/Treasurer